

FOR SALE OR LEASE

INDUSTRIAL BUILDING

110 ERIE ST.

POMONA | CA



81,052 SF



Union Pacific Rail
Service Possible



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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS



81,052 SF Available



Sprinklered



Union Pacific Rail Service Possible



14-21' Clear Height



6,790 SF Office Available (7 Restrooms)



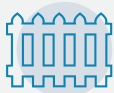
3 GL Door (8x9) (8x9) (10x11)



1,600 SF Bonus Storage Mezzanine



4 DH Doors 8 Positions



Fenced Yard



3,000 AMPS (power to be verified)

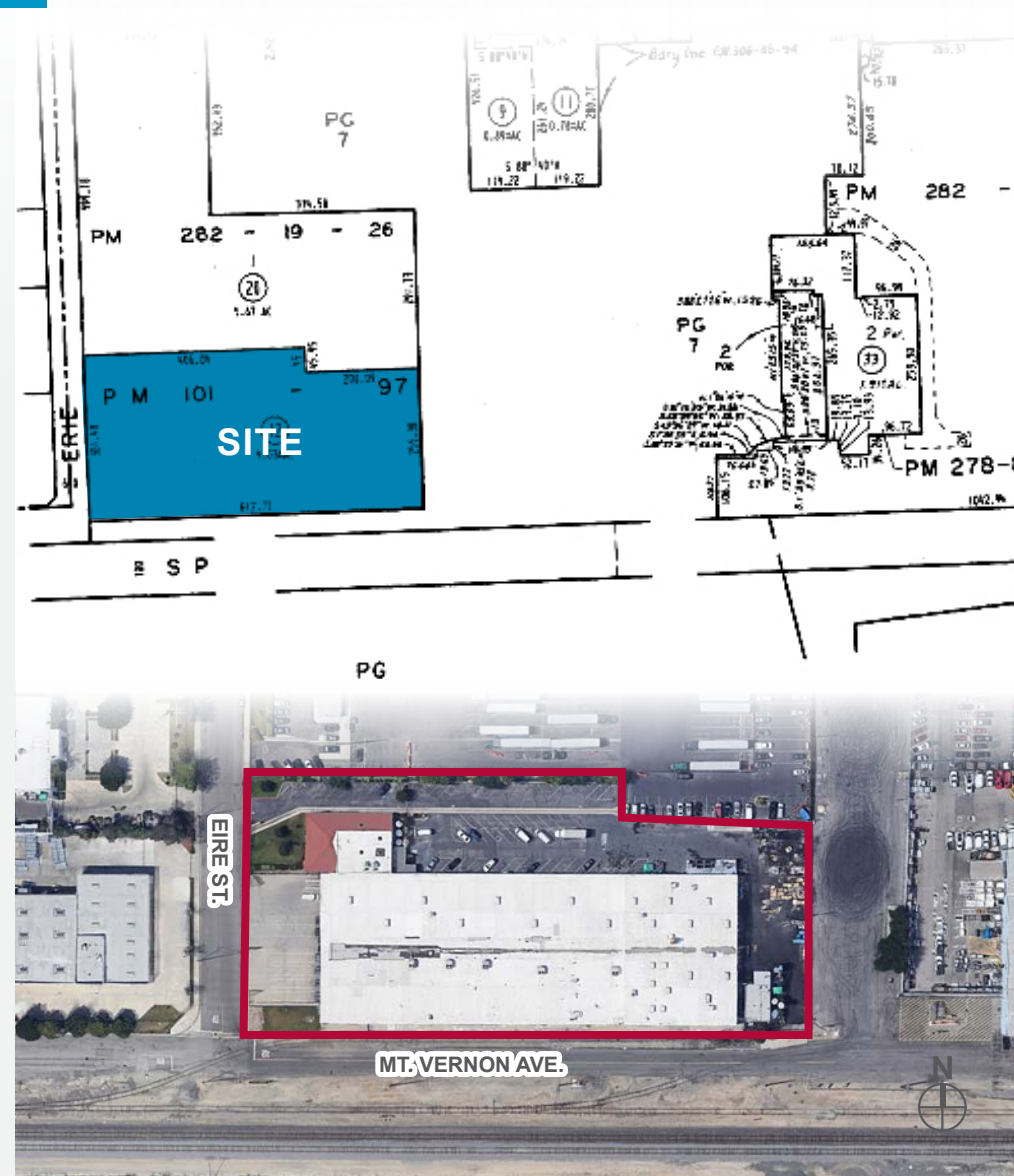


M1 Zoning



93 Parking Spaces

PARCEL MAP





SITE PLAN

ERIE ST.



MT. VERNON AVE.

UNION PACIFIC RAIL SERVICE POSSIBLE



PHOTOS

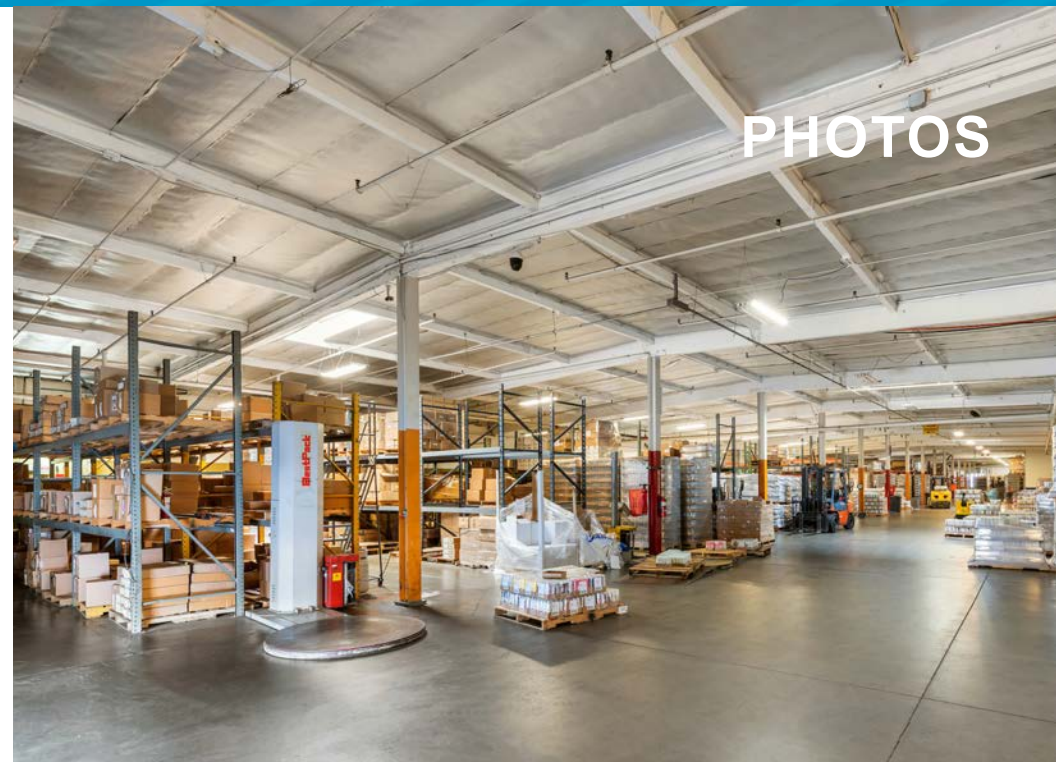


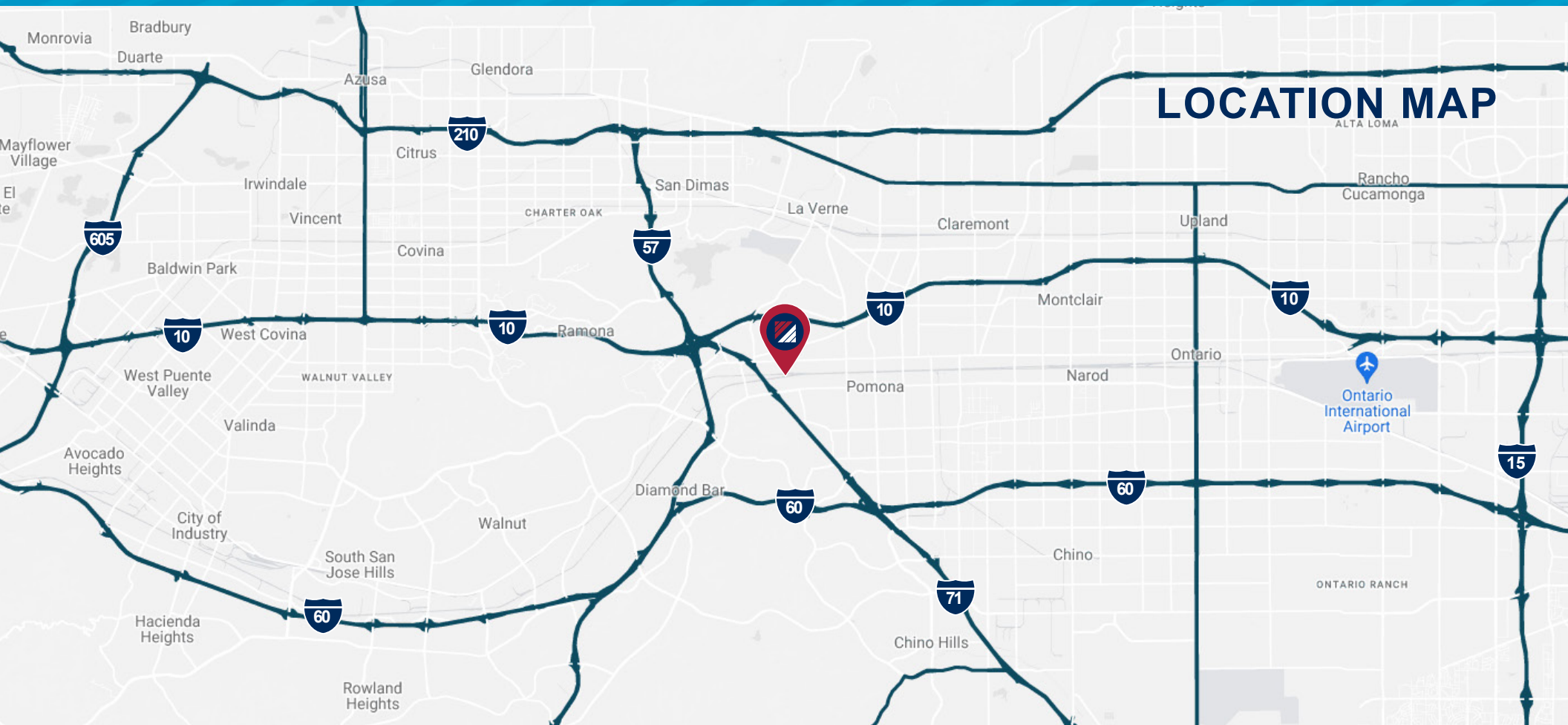
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DESTINATIONS	DISTANCE
Ontario	8 Mi.
City of Industry	12 Mi.
Downtown Los Angeles	28 Mi.
Ontario International Airport	12 Mi.
Los Angeles Intl. Airport	43 Mi.
Port of Los Angeles	46 Mi.
Port of Long Beach	47 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	137,768	352,319	1,145,196
2022 Population	136,600	357,386	1,176,478
2027 Population Projection	134,304	355,812	1,182,314
Avg Household Income	\$87,425	\$101,787	\$104,005
Median Household Income	\$67,789	\$79,900	\$83,251
Total Specified Consumer Spending (\$)	\$1.3B	\$4.1B	\$13.7B



CORTEZ MATHEMATICS & SCIENCE MAGNET SCHOOL

LERETA

71

10

SYNAPSE ORTHOPEDIC GROUP

EXTRA SPACE STORAGE

SOLIMON RODGERS, P.C.

RSD - REFRIGERATION SUPPLIES DISTRIBUTOR

VALLEY BLVD.

ON/OFF RAMP

W. ORANGE GROVE AVE.

ALTO SYSTEMS

BALLINGTON CORPORATION

GRAYBAR



SEAFOOD CITY CORPORATE OFFICE

PEARSON SALES COMPANY, INC.

TORN & GLASSER INC

CROWN MARK INC.

FLUORESCO SERVICES

STERICYCLE ENVIRONMENTAL SOLUTIONS

SHIPPING 1 INC.

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IEI TECHNOLOGY USA CORP.

ORMCO

LL FLOORING (LUMBER LIQUIDATORS)

MT VERNON AVE.

B2SIGN INC

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TRANSPORTATION OF AMERICA

KITTRICH CORPORATION

LUXFER GAS CYLINDERS

K-1 PACKAGING GROUP

ON/OFF RAMP

KONICA MINOLTA BUSINESS SOLUTIONS U.S.A, INC

UNIPAC SHIPPING CORPORATE OFFICE

ON/OFF RAMP